

PROPERTY LOCATION

No	Alt No	Direction/Street/City
180		MASS AVE, ARLINGTON

OWNERSHIP

Owner 1:	LEADER BANK NA		
Owner 2:			
Owner 3:			
Street 1:	180 MASS AVE UNIT 204		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	ARLINGTON RESOURCES LLC -		
Owner 2:	-		
Street 1:	76 BEDFORD ST SUITE 26		
Twn/City:	LEXINGTON		
St/Prov:	MA	Cntry:	
Postal:	02420		

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo-Comm with a Condo Office Building built about 1988, having primarily Brick Exterior and 3264 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	343	Condo-Comm	Prime NB Desc:	COM/IND COND	Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

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2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
343	0.000	1,550,600			1,550,600		155557
							GIS Ref
							GIS Ref
Total Card	0.000	1,550,600			1,550,600	Entered Lot Size	
Total Parcel	0.000	1,550,600			1,550,600	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	475.06	/Parcel:	475.0	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	PRINT	
												Date
2020	343	FV	1,150,600	0	.		1,150,600	1,150,600	Year End Roll	12/18/2019	12/10/20	16:11:2
2019	343	FV	1,088,700	0	.		1,088,700	1,088,700	Year End Roll	1/3/2019	LAST REV	
2018	343	FV	656,900	0	.		656,900	656,900	Year End Roll	12/20/2017	Date	Time
2017	343	FV	573,200	0	.		573,200	573,200	Year End Roll	1/3/2017	12/07/17	16:50:4
2016	343	FV	573,200	0	.		573,200	573,200	Year End	1/4/2016	danam	
2015	343	FV	556,400	0	.		556,400	556,400	Year End Roll	12/11/2014		
2014	343	FV	556,400	0	.		556,400	556,400	Year End Roll	12/16/2013		
2013	343	FV	556,400	0	.		556,400	556,400		12/13/2012		

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2017	Measured	DGM	D Mann
2/3/2009	Meas/Inspect	197	PATRIOT
10/25/2000	Hearing N/C	189	PATRIOT
1/1/1992		PM	Peter M

Sign:
VERIFICATION OF VISIT NOT DATA
//_/



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	155557
	Prior Id # 2:	
	Prior Id # 3:	
5	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
3	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

PRINT

Date	Time
12/10/20	16:11:2

LAST REV

Date	Time
12/07/17	16:50:4

	danam
	379

!379!

Type:	63 - Condo Office		
Sty Ht:	3 - 3 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	11 - Membrane		
Color:	BRICK		
View / Desir:			

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

	Building Number 11.
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GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt: 1988	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits:	Rating:	
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	3 - 3rd Floor
% Own:	14.699999809
Name:	4 - 3004

RESIDENTIAL GRID

1st Res Grid	Desc:												# Units:
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:		BRs:			Baths:			HB 1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

[illegible]

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	VG - Very Good	17.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	17.4	%

CALC SUMMARY

Basic \$ / SQ:	250.00
Size Adj.:	1.10637259
Const Adj.:	1.39216042
Adj \$ / SQ:	385.062
Other Features:	7285
Grade Factor:	1.10
NBHD Inf:	1.35000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1877229
Depreciation:	326638
Depreciated Total:	1550591

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	571.82	
Special Features:	0	Val/Su Net:	475.06	
Final Total:	1550600	Val/Su SzAd	475.06	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

PARCEL ID 003.A-0001-0018.0

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	3,264	385.060	1,256,842
Net Sketched Area:		3,264	Total:	1,256,842
Size Ad	3264	Gross Are	3264	FinArea
				3264

SUB AREA DETAIL

[illegible]

IMAGE

AssessPro Patriot Properties, Inc

